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Palm Beach County, Florida  
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Sharon R Bock, CLERK & COMPTROLLER  
Pgs 1544 - 1546, (3pgs)

**PREPARED BY AND RETURN TO**

Signature Land Title Company, LLC  
400 Village Square Crossing, Suite 2E  
Palm Beach Gardens, FL 33410

Property Control No 52-42-42-11-15-000-0760

**WARRANTY DEED**

**THIS WARRANTY DEED**, made this 17 day of September, 2007 by **AARON W LEVY** and **EVELYN LEVY**, husband and wife, hereinafter called the Grantor, whose mailing address is 116 "C" Palm Bay Drive, Palm Beach Gardens, FL 33418, to **PAUL J MANAFORT** and **KATHLEEN B MANAFORT**, husband and wife, hereinafter called the Grantee, whose mailing address is 211 North Union Street, Suite 250, Alexandria, VA 22314

(Wherever used herein the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to this instrument and the heirs legal representatives and assigns of individuals, and the successors and assigns of corporations )

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10 00) and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirm unto the Grantee, all that certain land situate in the County of Palm Beach, State of Florida, to-wit

**Lot 76, PLAT ONE HANSEN JDM, according to the Plat thereof, as recorded in Plat Book 64, Page 67, of the Public Records of Palm Beach County, Florida**

**SUBJECT TO** restrictions, reservations, covenants, conditions and easements of record, taxes for the year 2007 and the years subsequent thereto, and all applicable laws, ordinances, and governmental regulations, including without limitation, zoning and building codes and ordinances

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

**TO HAVE AND TO HOLD**, the same in fee simple forever

**AND** the said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all liens and encumbrances, except taxes accruing subsequent to December 31, 2006

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered  
in the presence of

Witness

GREGOIRE NADEAU

(Print Name)

Witness

Tim Quinones

(Print Name)

Witness

GREGOIRE NADEAU

(Print Name)

Witness

Tim Quinones

(Print Name)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 17 day of September 2007, by  
AARON W LEVY and EVELYN LEVY



GREGOIRE NADEAU  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION # DD446177  
EXPIRES 9/11/2009  
BONDED THRU 1888 NOTARY1

NOTARY PUBLIC

GREGOIRE NADEAU

(Print Name)

My commission expires 9/11/09

Commission No DD 446177

Personally Known      OR Produced Identification     

Type of identification Produced Florida ID

F:\My Documents\Dan\91732\wdtwosellers wpd

Aaron W Levy  
AARON W LEVY

Evelyn Levy  
EVELYN LEVY

This instrument prepared by  
Larry Z. Glickman  
Sachs Sax Klein P A  
Suite 4150 301 Yamato Road  
Boca Raton FL 33431

**CERTIFICATE OF COMPLIANCE  
for transfer of a UNIT  
in the BALLENISLES Community**

**THIS IS TO CERTIFY** that BALLENISLES COMMUNITY ASSOCIATION INC  
( ASSOCIATION ) hereby verifies to Paul J & Kathleen B Manafort [NAME OF BUYER] as grantee(s)  
of the following UNIT in the BALLENISLES Community

**LOT 76 Ballenisles Pod 5B according to the Plat thereof on file in the  
Office of the Clerk of the Circuit Court in and for Palm Beach County  
Florida recorded in Plat Book 64 Page 67**

that as of the date hereof the UNIT referenced above is in compliance with all relevant provisions of  
Second Restated and Amended Declaration of Protective Covenants Conditions and Restrictions for  
Ballenisles as amended

Dated this 23<sup>rd</sup> day of August 2007

Signed sealed and delivered  
in the presence of

BALLENISLES COMMUNITY ASSOCIATION INC

By Carole Cauthen

Print name Carole Cauthen

Title Controller

(Sign) Jillian Arena

(Print) Jillian Arena

(Sign) JUNE K HENIG

(Print) JUNE K HENIG

STATE OF FLORIDA )

SS

PALM BEACH COUNTY )

The foregoing instrument was acknowledged before me this 23rd day of August  
2007 by Carole Cauthen as Controller of BALLENISLES COMMUNITY  
ASSOCIATION INC He/she is personally known to me or has produced  
as identification

Arlene J King

NOTARY PUBLIC  
PRINT/STAMP/TYPE NAME  
COMMISSION EXPIRES  
COMMISSION NUMBER



Arlene J King  
Commission #JD411804  
Expires MAR 27, 2009  
WWW.AARONNOTARY.COM